

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

CHAPTER 3-8-2 The Orchards Master Planned Community Zone

Sections.

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3-8-2-010. Purpose.

This is a zone designed specifically for The Orchards Master Planned Community in the South Willard Area.

3-8-2-020. Scope.

The provisions of this Chapter shall apply to any real property located in The Orchards Master Planned Community Zone as shown on the Official Zoning Map.

3-8-2-030. Definitions.

Certain words and phrases in this Chapter, including uses, are defined in Chapter 1-3 of this Code.

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3-8-2-040. Uses Allowed.

- A. Permitted and Conditional Uses.** Permitted and conditional uses allowed in The Orchards Master Planned Community Zone shall be as set forth on the Table of Uses Allowed in this Chapter. Permitted and conditional uses are indicated by "P" or "C," respectively. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-."
- B. Accessory Uses.** Permitted and conditional uses set forth in on the Table of Uses Allowed shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this Code.
 2. No accessory use, building, or structure shall be allowed on a lot or parcel unless a permitted or conditional use has been and is currently established.

3-8-2-050. Use Regulations.

No building, structure or real property shall be used and no building or structure shall hereafter be erected, structurally or substantially altered, or enlarged except as set forth in this Chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Code or other laws.

3-8-2-060. Regulations of General Applicability.

The use and development of real property in The Orchards Master Planned Community Zone shall conform to regulations of general applicability as set forth in the following chapters of this Code.

- A. Regulations Applicable to All Zones. See Chapter 5-1 of this Code.
- B. Off-Street Parking and Loading. See Chapter 5-2 of this Code.
- C. Signs. See Chapter 5-3 of this Code.
- D. Sensitive Lands. See Chapter 4-2 of this Code.

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3-8-2-070. Regulations for Specific Uses.

THE ORCHARDS MPC ZONING RESTRICTIONS			
CODE SECTION	"P" = Permitted Uses "C" = Conditional Uses "A" = Applies "-" = Not permitted	CURRENT ESTABLISHED RESIDENTIAL ZONING DISTRICTS	
		R-1-13	R-MF-1
3-8-2-070-1.0	ACCESSORY USES		
3-8-2-070-1.1	Accessory buildings and uses customarily incidental to permitted uses other than those listed below	P	P
3-8-2-070-1.2	Swimming Pool	C	C
3-8-2-070-1.3	Accessory buildings and uses customarily incidental to conditional uses	C	C
3-8-2-070-1.4	Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which building must be removed upon completion or abandonment of the construction work	C	C
3-8-2-070-2.0	SPECIAL USES		
3-8-2-070-2.1	The tilling of the soil, the raising of crops, horticulture and gardening	P	P
3-8-2-070-2.2	Home Occupation	C	C
3-8-2-070-2.3	Household pets	P	P
3-8-2-070-2.4	Parks/Open Space	P	P
3-8-2-070-3.0	RESIDENTIAL	R-1-13	R-MF-1
3-8-2-070-3.1	Detached Single-family dwelling	P	-
3-8-2-070-3.2	Attached Single-family dwelling	-	P

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3-8-2-080. Regulations for Uses.

3-8-2-080-1.0	AREA REGULATIONS	R-1-13	R-MF-1
3-8-2-080-1.1	The minimum lot area in square feet for a single-family dwelling structure in the district shall be	13,000 sq. ft.	NA
3-8-2-080-2.0	WIDTH REGULATIONS		
3-8-2-080-2.1	The minimum width in feet for any lot, except as modified by planned unit developments, shall be	70'	NA ¹
3-8-2-080-3.0	FRONTAGE REGULATIONS		
3-8-2-080-3.1	The minimum width of any lot at the street right-of-way line in feet in the shall be	40'	NA ²
3-8-2-080-4.0	FRONT YARD REGULATIONS		
3-8-2-080-4.1	The minimum depth in feet for the front yard for main buildings, that have garage access in the front, shall be	25'	20'
3-8-2-080-4.2	The minimum depth in feet for the front yard for main buildings, that have garage access in the rear, shall be	25'	8'
3-8-2-080-4.3	Accessory buildings may have the same minimum front yard depth as main buildings if they have the same side yard required for main buildings; otherwise they shall be set back the following number of feet from the rear of the main building	8'	8'
3-8-2-080-4.4	On corner lots, main buildings shall have two front yards, and one rear yard, and one side yard	A	A
3-8-2-080-5.0	REAR YARD REGULATIONS		
3-8-2-080-5.1	The minimum depth in feet for the rear yard shall be	15'	-
3-8-2-080-5.2	Accessory buildings may have a minimum setback of 1 foot provided that all drainage from them stays on the lot and there is at least 10 feet distance to another accessory building on an adjacent lot	A	A
3-8-2-080-5.3	Provided that on corner lots which rear on a side yard of another lot accessory buildings in all such districts shall be located not closer than 10 feet to such side yard	A	A

¹ There is no minimum yard width in the R-MF-1 District and each lot will have a unit count as depicted on the Master Plan.

² There is no minimum frontage in the R-MF-1 District and each lot will have a unit count as depicted on the Master Plan.

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3-8-2-080-6.0	SIDE YARD REGULATIONS		
3-8-2-080-6.1	The minimum side yard in feet for any detached dwelling shall be	8'	-
3-8-2-080-6.2	The minimum distance required between the sides of the attached dwelling units.	-	14'
3-8-2-080-6.3	The minimum side yard in feet for a private garage shall be 6 feet to the rear of the main buildings	A	A
3-8-2-080-6.4	No private garage or other accessory buildings shall be located within 10 feet to a dwelling on an adjacent lot	A	A
3-8-2-080-6.5	On corner lots, main buildings shall have two front yards and one rear yard, and one side yard	A	A
3-8-2-080-7.0	HEIGHT REGULATIONS		
3-8-2-080-7.1	The Maximum height for all buildings and structures shall be 35 feet or 2½ stories	A	A